



## *Report to the Auburn City Council*

Action Item

Agenda Item No. **13**

City Manager's Approval

**To:** Mayor and City Council Members  
**From:** Wilfred Wong, Community Development Director  
**Date:** February 14, 2011  
**Subject:** Hostels

### **The Issue**

Should the City Council direct staff to analyze an ordinance amendment that would allow hostels in residential zone districts as a permitted use? A permitted use would not require a public hearing like a Use Permit. Also, review would be limited to only those standards established in the Zoning Ordinance.

### **Conclusions and Recommendations**

None. This is a discussion item by Council Member Powers.

### **Background and Analysis**

For zoning and planning purposes a hostel is very similar to a bed and breakfast use. Current zoning would allow a bed and breakfast in any residential zone district subject to approval of a Use Permit, which would require a public hearing and site/building review (parking, site appropriate, etc). A bed and breakfast would be a permitted use in two of our commercial zone districts (C-2 and C-3), which are located primarily in Old Town, Downtown, and the Highway 49/Nevada Street corridors. At this time staff would consider a hostel and a bed and breakfast similar for zoning purposes.

Compliance with relevant building, fire, and health codes would be required whether the Zoning Ordinance permits a use, or requires a Use Permit.

It appears the main difference between a hostel and a bed and breakfast is the serving of food. Both provide lodging, but a hostel does not provide any meals/food to the patrons while a bed and breakfast provides a breakfast with the price of lodging.

Following are some definitions and descriptions staff found on the internet for hostels:

1. A supervised, inexpensive lodging place for travelers, especially young travelers.
2. An inn; a hotel.
3. A hostel is a budget-oriented, shared-room ("dormitory") accommodation that accepts individual travelers (typically backpackers) or groups for short-term stays, and that provides common areas and communal facilities.

4. *chiefly British* : a supervised institutional residence *b* : a supervised lodging for usually young travelers —called also *youth hostel*
5. Hostels started in Europe as a way for young people to travel cheaply and "see the world". These days most hostels are open to all ages and aim to provide shelter, shower, and security. In a hostel you rent a bed (usually a bunk-bed) in a dormitory and share common bathroom, kitchen, and lounge rooms. Private rooms are often available. The main benefit of a hostel is that you get to meet other travelers from all over the world and the hostel staff can usually provide you with local travel tips and discounts. Often group activities are planned throughout the week.

Following are some definitions and descriptions staff found on the internet for bed and breakfast:

1. An establishment (as an inn) offering lodging and breakfast
2. A private residence, several rooms of which are set aside for overnight guests whose paid accommodations include breakfast.
3. At the most basic level, a bed and breakfast is place -- often found in a renovated home, mansion or small hotel -- to spend the night and enjoy a full breakfast (included in the price of the room) in the morning. But every bed and breakfast is different, and there's no single accepted definition. Innkeepers, travelers, B&B associations, lawmakers and others all tend to have different ideas. Even the breakfast part is not 100 percent certain. Some B&Bs offer only a continental breakfast, and some inns which would otherwise be considered a bed and breakfast offer no morning meal at all.
4. Overnight lodging with an American or continental breakfast included in the room rate. B&B is offered at accommodations ranging from a spare room in a private home to a boarding house, inn, hotel, or restored historical building such as a palace.
5. A bed and breakfast (or B&B) is a small lodging establishment that offers overnight accommodation and breakfast, but usually does not offer other meals. Typically, bed and breakfasts are private homes with fewer than 10 bedrooms available for commercial use.

#### **Alternatives Available to Council; Implications of Alternatives**

1. Direct staff to analyze an ordinance amendment that would allow hostels in residential zone districts as a permitted use.
2. No further discussion.

#### **Fiscal Impact**

None. Discussion item only.